

Indulgence Inclusions

General Inclusions

- All Council Fees & Insurances included
- HIA Plain Language Contract
- Termiglass termite barrier
- Construction within Indigo Homes Zone 1 area
- Environmental Protection Control requirements
- 6 month maintenance period
- 6.5 year structural guarantee
- Preparation of plans & specifications

Site Costs

- Engineered slab up to 'H1' soil classification
- Equal cut & fill up to 1000mm of site fall (500mm cut & 500mm fill) for Single, Acreage, Compact & Double Storey designs.
- Equal cut & fill up to 2250mm of site fall (1125mm cut & fill) to Aspect designs. Excludes retaining walls where required
- N2 (W33) wind rating allowance
- Based on fully serviced blocks up to 800m² & 6000mm set back
- Four field gullies plumbed to stormwater to Single, Acreage, Compact & Double storey designs. Clay spoon drains and six field gullies to Aspect designs

Internal Inclusions

Appliances

- Smeg FS9010CER 900mm freestanding electric oven / cooktop and stainless steel kickplate
- Smeg PUM901X 900mm under mount rangehood ducted externally via wall vent or passive roof vent
- Provision for dishwasher (Inc. power & cold water tap)

Caesarstone Benchtops

- 20mm Caesarstone benchtops to Kitchen & Vanities

Toilet Suites

- Kado Lux close coupled back to wall (back inlet) toilet suites with china cistern / pan & soft close seats

Tapware

- Mizu Soothe chrome mixers throughout
- Mizu Soothe chrome sink mixer with square outlet to Kitchen
- Posh Solus MKII chrome sink mixer to Laundry tub
- Posh Solus MKII 5F rail shower, Mizu Drift 300mm overhead shower with Mizu Drift round shower arm, single Mizu Soothe wall mixer with diverter to each shower
- Posh Solus chrome 242mm swivel spout to island / freestanding baths
- Phoenix Ivy chrome washing machine stops

Sinks, Basins & Tubs

- The Gap 450 semi inset white china basins with pop up wastes
- AS Cygnet 500 semi-recessed white china basins with pop up wastes where shown (plan specific)
- Roca Victoria 520 white china wall basin with chrome bottle trap and pop up wastes where shown (plan specific)
- AKA Flow 838 double bowl under mount stainless steel sink including drainer rack, drainer tray, colander & chopping board
- Posh Solus 45 litre stainless steel drop-in Laundry tub

Showers, Baths, Mirrors & Accessories

- Aluminium semi-frameless shower screens clear glazed
- Mizu Bloc 1690mm island mount white bath (Mizu Bloc 1520mm white bath where insufficient room, plan specific)
- Posh Solus 1780mm freestanding bath (plan specific)
- Polished edge frameless mirrors 1200mm high maximum installed with shadow edge. Mirror height to match adjacent tiling, shower or door height
- Mizu Soothe chrome double towel rails 750mm, toilet roll holders and towel ring (for hand towels to Powder Rooms)
- Mizu Drift 485mm glass / chrome shelf to each shower
- Slimline Smart Tile floor wastes as per plans

Wet Area Tiling

- Wet area wall & floor tiling from Beaumont Tiles Silver range to standard heights. No allowance for frieze tiling

Cabinetry

- Laminate floor cupboards to Kitchen & Vanities
- Shadow line benchtop to Kitchen only
- Overhead cupboards to Kitchen (Inc. fridge space)
- Feature laminate colour from Indigo Homes standard range to Kitchen
- Laminate floor cupboards & benchtop to Laundry (up to 1m)
- One bank of three drawers to each vanity unit

Glass Splashback

- Float starphire/diamant glass splashback to Kitchen from builders range of colours with 100mm high glass splashback to returns (excludes splashback behind canopy rangehood)

Robes & Linen

- Frameless Mirror sliding doors to Robes
- Vinyl sliding doors to Linen cupboards
- Hinged doors where shown (plan specific)

Internal Doors & Door Furniture

- Choice of painted Colonial, Stanford, Atherton, Cambridge, Rockport, Motive or Premium Readicote internal doors
- Lockwood Velocity Lever door furniture (internal Garage doors to have same lockset as external hinged doors)
- Splayed 42x12 architrave & 68x12 skirting

Lighting

- 90mm energy efficient downlights as follows:
 - four to Master Suite, two to Bedrooms/Study, four to Living areas, one to Entry/Porch, two to Hallway, two to Alfresco
- Three 90mm energy efficient downlights to Kitchen bench
- Four LED downlights to underside of Kitchen overhead cupboards (two either side of rangehood)
- Enclosed strip fluorescent light to Garage
- Batten lights with compact fluorescent lamps & opal sphere light fittings to balance of home

Electrical

- Double power points to all rooms
- TV antennae, two TV points & Telephone points
- Clipsal Fan Light Heater (2 bulb light) to Bathroom and Ensuites
- Clipsal 'C2000' Classic plates to switches & power points
- Push button LED switches to light switches only

Internal Stairs & Balustrade

- Open or closed housed (plan specific) clear finished Melunak treads, risers & cut stringers (to closed housed stairs)
- Caribbean 208 design includes open housed stairs to lower portion & closed housed to upper portion
- Internal balustrade to consist of clear finished Melunak posts 90x42mm rectangular handrail and frameless glass balustrade

Indulgence Inclusions

External Inclusions

External Doors & Door Furniture

- Clear finished Corinthian Windsor WIN52G entry door with clear glazing
- Clear finished Merbau Entry door frame
- Lockwood Nexion mechanical entry lock to front door
- Painted MDF solid doors to other external hinged doors
- Lockwood Velocity lever passage set & Paradigm deadlock to external hinged doors

External Walls

- Engineered 70mm, H2F or T2 treated blue pine timber frames & trusses (excludes non structural timbers such as soffit framing, bath hobs, etc, up to builders discretion)
- 2400mm ceiling height (2590mm ceiling height to Bonaire 248, St Lucia 250, St Lucia 305 & St Lucia 310)
- Face bricks from builders range with raked mortar joints
- Other external cladding as nominated on plan & generally painted finish

Solar Power

- 2.2kW Solar power system consisting of 8x 275w Tier 1 solar panels & 2kW Zeversolar Inverter (battery ready)

Hot Water System

- Rheem 325 litre electric heat pump hot water service including concrete slab

BERS (Building Energy Rating Scheme) 6-Star Inclusions

- R2.5 ceilings batts to Living & Alfresco
- Sisalation wrap to all external walls
- R1.5 wall batts to external lightweight cladded walls (excludes external walls with brickwork cladding)
- 4-blade white ceiling fans to Beds, Living & Family
- 4-blade brushed aluminium fan to Alfresco

Roof

- Colorbond roof & sarking (all designs)
- 25 degree roof pitch to 'Compact' designs
- 22.5 degree roof pitch to all other designs
- 450mm wide eaves to all designs
- Colorbond fascia, gutter & painted flush finish PVC downpipes

External Stairs & Balustrade

- Side fixed powdercoated aluminium & 10mm semi frameless glass balustrade to standard designs with balconies
- Optional upgrade facades that add a balcony have façade specific balustrade (refer to Façade Availability & Pricing Sheet)
- Unsealed hardwood timber treads on galvanised steel stringers where shown to Aspect designs

Windows & Sliding Doors

- Aluminium powdercoated windows, doors & external door frames (excluding Entry frame) with keyed locks
- Aluminium barrier screens with diamond grille & fibreglass insect mesh to all upper floor Bedroom windows and upper floor Ensuite window/s where there is no internal door separating the rooms

Garage Door

- Remote controlled sectional overhead Garage door including two handsets

Colour Selection & Paint

- Custom colour selection appointment included (up to 4hrs)
- 3 Coat Ultra Premium paint system to internal walls, ceiling & joinery including Taubmans Endure Low Sheen to internal walls

Facades

- Choice of facades (refer to Façade Availability Sheet)

Optional 'Move-In' Inclusions

Carpet

- Carpet from Indigo Homes 'Group 1' range to locations nominated on standard plan

Exposed Aggregate Paving

- Exposed aggregate paving from Indigo Homes standard range to Driveway (max 60m² to double Garage designs; max 30m² to single Garage designs), path to Porch, Porch, Alfresco (excluding Aspect designs) and Clothesline slab
- Additional charges apply for larger Driveways and structural modifications

Insect Screens

- Aluminium insect screens to windows & sliding glass doors (excludes hinged doors). Flyscreens available to hinged doors at additional cost

Main Floor Coverings

- Main Floor Tiling from Beaumont Tiles Silver range to areas nominated on standard plan
- Vinyl plank flooring from Indigo Homes standard range to Malibu 242, Malibu 245, Malibu 289, Southport 245 & Southport 270 designs

Dishwasher

- Beko DFN05410X 60cm dishwasher including installation

Clothesline

- Metal powdercoated wall, fence or post mounted fold-down clothesline

Letterbox

- Render look Polytek (Key Largo, Barbados, Bahama or Bermuda profiles) high density foam & hard coat letterbox (includes house numbers)

* Please note the price of the system incorporates the claim for the Renewable Energy Certificates (REC's) offered and the owner agrees to sign any ownership of REC'S to Indigo Homes. Indigo Homes reserves the right to remove the offer and provide a full refund prior to construction should the movement of REC'S become lower than what Indigo Homes deems acceptable.

* Optional 'Move-In' inclusions must be listed & costed in your Contract Document if included

* BERS 6-star inclusions subject to individual assessment and may be affected by location, orientation, window modifications etc. Additional requirements & charges may apply.

* Prices & Inclusions subject to change without notice. Where a product is required to be substituted due to supplier changes or where not reasonably available it will be replaced with a product of an equivalent or better standard.